

LEGAL DESCRIPTION

LOT F CITY OF KIRKLAND LLA 15–OXXXX, RECORDED IN BOOK XX OF SURVEYS, AT PAGES XX–XX, UNDER RECORDING NUMBER 2015XXXXXXXXXXXX, RECORDS OF KING COUNTY, WASHINGTON.

RESTRICTIONS OF RECORD

- SUBJECT TO THE TERMS AND CONDITIONS OF NOTICE OF CHARGES FOR UTILITIES AS RECORDED UNDER RECORDING NUMBER 9207300895.
- SUBJECT TO THE CONDITIONS, NOTES, EASEMENTS, PROVISIONS AND/OR ENCROACHMENTS CONTAINED WITHIN CITY OF KIRKLAND LLA 15–OXXXX, RECORDED UNDER RECORDING NUMBER 2015XXXXXXXXXXXX.

NOTES:

- UTILITY MAINTENANCE: EACH PROPERTY OWNERS HALL BE RESPONSIBLE FOR MAINTENANCE OF SANITARY SEWER OR STORM WATER STUB FROM THE POINT OF USE ON THEIR OWN PROPERTY TO THE POINT OF CONNECTION IN THE CITY SANITARY SEWER MAIN OR STORM MAIN. ANY PORTION OF A SANITARY SEWER OR SURFACE WATER STUB, WHICH JOINTLY SERVES MORE THAN ONE PROPERTY, SHALL BE JOINTLY MAINTAINED AND REPAIRED BY THE PROPERTY OWNERS SHARING EACH STUB. THE JOINT USE AND MAINTENANCE SHALL "RUN WITH THE LAND" AND WILL BE BINDING ON ALL PROPERTY OWNERS WITHIN THIS SUBDIVISION, INCLUDING THEIRS HEIRS, SUCCESSORS AND ASSIGNS.
- PUBLIC RIGHT–OF–WAY SIDEWALK AND VEGETATION MAINTENANCE: EACH PROPERTY OWNER SHALL BE RESPONSIBLE FOR KEEPING THE SIDEWALK ABUTTING THE SUBJECT PROPERTY CLEAN AND LITTER FREE. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF VEGETATION WITHIN THE ABUTTING LANDSCAPE STRIP. THE MAINTENANCE SHALL "RUN WITH THE LAND" AND WILL BE BINDING ON ALL PROPERTY OWNERS WITHIN THIS SUBDIVISION, INCLUDING THEIR HEIRS, SUCCESSORS AND ASSIGNS.
- PARK IMPACT FEES: NEW RESIDENTIAL UNITS ARE REQUIRED TO PAY PARK IMPACT FEES PRIOR ISSUANCE OF A BUILDING PERMIT. PLEASE SEE KMC 27.06 FOR THE CURRENT RATE. EXCEPTIONS AND/OR CREDITS MAY APPLY PURSUANT TO KMC 27.06.060. IF A PROPERTY CONTAINS AN EXISTING UNIT TO BE REMOVED, A "CREDIT" FOR THAT UNIT SHALL APPLY TO THE FIST BUILDING PERMIT OF THE SUBDIVISION. THERE WERE 2 EXISTING UNITS ON THIS PROPERTY.
- BUILDING PERMITS ASSOCIATED WITH THIS PROPOSED PROJECT WILL BE SUBJECT TO THE TRAFFIC IMPACT FEES PER CHAPTER 27 OF THE KIRKLAND MUNICIPAL CODE. THE IMPACT FEES SHALL BE PAID PRIOR ISSUANCE OF THE BUILDING PERMIT(S). ANY EXISTING SINGLE FAMILY HOMES WITHIN THIS PROJECT WHICH ARE DEMOLISHED WILL RECEIVE A TRAFFIC IMPACT FEE CREDIT. THIS CREDIT WILL BE APPLIED TO THE FIRST BUILDING PERMIT THAT IS APPLIED FOR WITHIN THE SUBDIVISION (AND SUBSEQUENT BUILDING PERMITS IF MULTIPLE HOUSES ARE DEMOLISHED). THE CREDIT AMOUNT FOR EACH DEMOLISHED SINGLE FAMILY HOME WILL BE EQUAL TO THE MOST CURRENTLY ADOPTED FEE SCHEDULE. THERE WERE 2 EXISTING UNITS ON THIS PROPERTY.
- BUILDING PERMITS ASSOCIATED WITH THIS PROPOSED PROJECT WILL BE SUBJECT TO THE SCHOOL IMPACT FEES PER CHAPTER 27 OF THE KIRKLAND MUNICIPAL CODE. THE IMPACT FEES SHALL BE PAID PRIOR ISSUANCE OF THE BUILDING PERMIT(S). ANY EXISTING SINGLE FAMILY HOMES WITHIN THIS PROJECT WHICH ARE DEMOLISHED WILL RECEIVE A SCHOOL IMPACT FEE CREDIT. THIS CREDIT WILL BE APPLIED TO THE FIRST BUILDING PERMIT THAT IS APPLIED FOR WITHIN THE SUBDIVISION (AND SUBSEQUENT BUILDING PERMITS IF MULTIPLE HOUSES ARE DEMOLISHED). THE CREDIT AMOUNT FOR EACH DEMOLISHED SINGLE FAMILY HOME WILL BE EQUAL TO THE MOST CURRENTLY ADOPTED FEE SCHEDULE. THERE WERE 2 EXISTING UNITS ON THIS PROPERTY.
- ALL ASSOCIATED LOTS OWNERS NEED TO SIGN A LID NO PROTEST AGREEMENT PRIOR THE ISSUANCE OF BUILDING PERMIT FOR SAID LOT.
- ADDRESSING SHALL BE IN ACCORDANCE WITH KIRKLAND BUILDING DIVISION POLICY MANUAL NUMBER 9.001, ASSIGNMENT OF STREET NUMBERS AND ROAD SIGNAGE.

ACKNOWLEDGMENTS

STATE OF WASHINGTON )  
 ) SS.  
COUNTY OF KING )

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT \_\_\_\_\_ IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE \_\_\_\_\_ TO BE THE FREE AND VOLUNTARY ACT OF SUCH ENTITY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED \_\_\_\_\_

(SIGNATURE OF NOTARY)

(LEGIBLY PRINT OR STAMP NAME OF NOTARY)  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON,  
RESIDING AT \_\_\_\_\_  
MY APPOINTMENT EXPIRES \_\_\_\_\_

STATE OF WASHINGTON )  
 ) SS.  
COUNTY OF KING )

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT \_\_\_\_\_ IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE \_\_\_\_\_ TO BE THE FREE AND VOLUNTARY ACT OF SUCH ENTITY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED \_\_\_\_\_

(SIGNATURE OF NOTARY)

(LEGIBLY PRINT OR STAMP NAME OF NOTARY)  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON,  
RESIDING AT \_\_\_\_\_  
MY APPOINTMENT EXPIRES \_\_\_\_\_

EASEMENT PROVISIONS

- A PRIVATE ACCESS AND UTILITY EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE OWNERS OF LOTS 2 & 3 OVER, UNDER, ACROSS AND UPON THAT PORTION OF LOTS 1 & 2, GRAPHICALLY DEPICTED HEREON FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, OPERATING AND MAINTAINING PRIVATE STORM STRUCTURES, PRIVATE SEWER STRUCTURES, PRIVATE LANDSCAPING AND PRIVATE ACCESS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR SUCH PURPOSES. THE OWNERS OF LOTS 1–3 SHALL SHARE IN EQUAL PARTS THE MAINTENANCE AND THE COST THEREOF OF THE DRIVEWAY SURFACE. THE MAINTENANCE AND THE COSTS OF PRIVATE UTILITIES SHALL BE BORNE IN EQUAL PARTS BY THE OWNERS OF LOTS 1–3, EXCEPT THAT NO OWNERS SHALL BE RESPONSIBLE FOR MAINTENANCE ABOVE THEIR LIMIT OF USE.

SHORT PLAT  
CITY OF KIRKLAND

FILE NO: **XX–XX–XXX**  
CITY OF KIRKLAND  
DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT

EXAMINED, REVIEWED, AND APPROVED BY THE CITY OF KIRKLAND PURSUANT TO THE SHORT SUBDIVISION PROVISIONS OF TITLE 22 (LAND SUBDIVISION), KIRKLAND MUNICIPAL CODE, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

DIRECTOR, DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT

DEPARTMENT OF ASSESSMENT  
EXAMINED AND APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

KING COUNTY ASSESSOR

RECORDER’S CERTIFICATE

FILED FOR RECORD THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AT  
\_\_\_\_\_\_ IN BOOK \_\_\_\_ OF \_\_\_\_ AT PAGE \_\_\_\_ AT THE REQUEST OF  
\_\_\_\_\_

MANAGER SUPT. OF RECORDS  
**ACKNOWLEDGMENTS, DECLARATION, DEDICATION, AND RESTRICTIONS**  
**(R.C.W. 58.27.165)**

SHORT SUBDIVISION DEDICATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT WE, THE UNDERSIGNED BEING ALL OF THE OWNERS OF THE LAND HEREBY SHORT SUBDIVIDED, HEREBY DECLARE THIS SHORT PLAT TO BE THE GRAPHIC REPRESENTATION OF THE SHORT SUBDIVISION MADE HEREBY, AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS AND AVENUES NOT SHOWN AS PRIVATE HEREON AND DEDICATE THE USE THEREOF FOR ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE THEREOF FOR PUBLIC HIGHWAY PURPOSES, AND ALSO THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON THE LOTS SHOWN HEREON IN THE ORIGINAL REASONABLE GRADING OF SAID STREETS AND AVENUES, AND FURTHER DEDICATE TO THE USE OF THE PUBLIC ALL THE EASEMENTS AND TRACTS SHOWN ON THIS SHORT PLAT FOR ALL PUBLIC PURPOSES AS INDICATED HEREON, INCLUDING BUT NOT LIMITED TO, PARKS, OPEN SPACE, UTILITIES AND DRAINAGE UNLESS SUCH EASEMENTS OR TRACTS ARE SPECIFICALLY IDENTIFIED ON THIS SHORT PLAT AS BEING DEDICATED OR CONVEYED TO A PERSON OR ENTITY OTHER THAN THE PUBLIC.

FURTHER, THE UNDERSIGNED OWNERS OF THE LAND HEREBY SHORT SUBDIVIDED WAIVE FOR THEMSELVES, THEIR HEIRS AND ASSIGNS AND ANY PERSON OR ENTITY DERIVING TITLE FROM THE UNDERSIGNED, ANY AND ALL CLAIMS FOR DAMAGES AGAINST THE CITY OF KIRKLAND, ITS SUCCESSORS AND ASSIGNS WHICH MAY BE OCCASIONED BY THE ESTABLISHMENT, CONSTRUCTION, OR MAINTENANCE OF ROADS AND/OR DRAINAGE SYSTEMS WITHIN THIS SHORT SUBDIVISION OTHER THAN CLAIMS RESULTING FROM INADEQUATE MAINTENANCE BY THE CITY OF KIRKLAND.

FURTHER, THE UNDERSIGNED OWNERS OF THE LAND HEREBY SHORT SUBDIVIDED AGREE FOR THEMSELVES, THEIR HEIRS AND ASSIGNS TO INDEMNIFY AND HOLD THE CITY OF KIRKLAND, ITS SUCCESSORS AND ASSIGNS, HARMLESS FROM ANY DAMAGE, INCLUDING ANY COSTS OF DEFENSE, CLAIMED BY PERSONS WITHIN OR WITHOUT THIS SHORT SUBDIVISION TO HAVE BEEN CAUSED BY ALTERATIONS OF THE GROUND SURFACE, VEGETATION, DRAINAGE, OR SURFACE OR SUBSURFACE WATER FLOWS WITHIN THIS SHORT SUBDIVISION OR BY ESTABLISHMENT, CONSTRUCTION OR MAINTENANCE OF THE ROADS WITHIN THIS SHORT SUBDIVISION. PROVIDED, THIS WAIVER AND INDEMNIFICATION SHALL NOT BE CONSTRUED AS RELEASING THE CITY OF KIRKLAND, ITS SUCCESSORS OR ASSIGNS, FROM LIABILITY FOR DAMAGES, INCLUDING THE COST OF DEFENSE, RESULTING IN WHOLE OR IN PART FROM THE NEGLIGENCE OF THE CITY OF KIRKLAND, ITS SUCCESSORS, OR ASSIGNS.

THIS SUBDIVISION DEDICATION, WAIVER OF CLAIMS AND AGREEMENT TO HOLD HARMLESS IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNERS.

IN WITNESS WHEREOF WE SET OUR HANDS AND SEALS.

NORTHWEST OPPORTUNITY FUND, LLC, A WASHINGTON LIMITED LIABILITY COMPANY  
OWNER

BY:  
ITS:

CONNOR FAMILY CREDIT  
MORTGAGEE

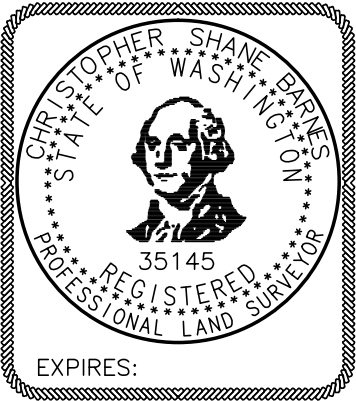
BY:  
ITS:

SW1/4, SW1/4, SEC. 25, TWP. 26 N., RGE. 4 E., W.M.

SURVEYOR’S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF NORTHWEST OPPORTUNITY FUND IN \_\_\_\_\_ 20\_\_\_\_.

CHRISTOPHER SHANE BARNES  
PROFESSIONAL LAND SURVEYOR  
CERTIFICATE NO. 35145



SCHOEN ESTATES PRELIMINARY SHORT PLAT  
PREPARED FOR:  
NORTHWEST OPP. FUND

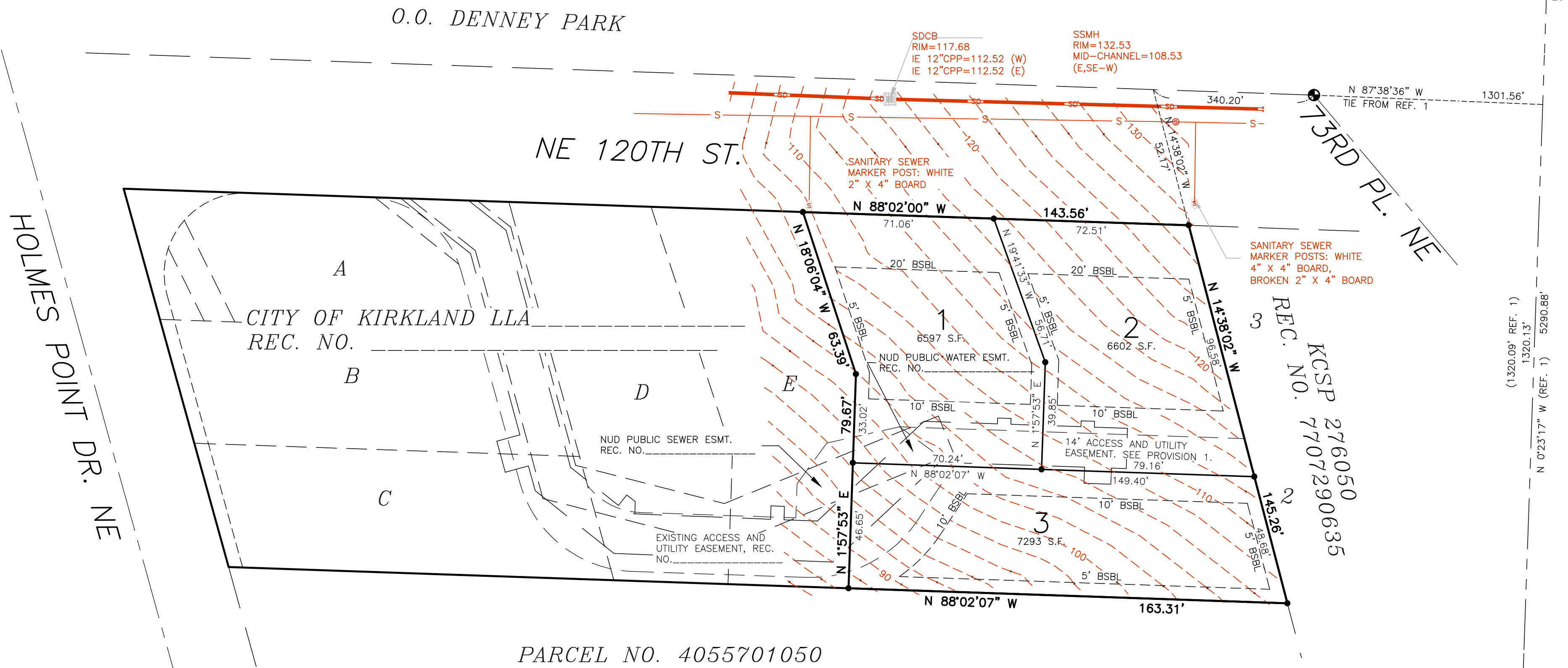
10112 NE 110TH ST. KIRKLAND WA. 98033



**Mead Gilman & Assoc.**  
Professional Land Surveyors

P.O. BOX 289, WOODINVILLE, WA 98072  
PHONE: (425) 486–1252 FAX: (425) 486–6108

DRAWN BY: CSB	DATE: 31 JULY 2015	JOB NO: 15083
CHKD BY: CSB	SCALE: N/A	SHEET: 1 OF 2



Scale 1" = 20'

MERIDIAN

WASHINGTON COORDINATE SYSTEM-NORTH ZONE (NAD 1983/91)  
(COK CONTROL POINTS 15 AND 60)

DATUM

NAVD 88

CONTOUR INTERVAL = 2'

EQUIPMENT & PROCEDURES

A 5" ELECTRONIC TOTAL STATION WAS USED FOR THIS FIELD  
TRAVERSE SURVEY. ACCURACY MEETS OR EXCEEDS W.A.C.  
332-130-090.

REFERENCES

- RESURVEY OF LOTS 9-12, BLOCK 16 LAKE PARK ADD TO THE  
CITY OF SEATTLE AS RECORDED IN BOOK 2 OF SURVEYS AT PAGE  
211 UNDER RECORDING NUMBER 7406120479.
- RECORD OF SURVEY PER R.C.W. 58.17.040(3) FOR SHOEN ESTATE  
AS RECORDED IN BOOK 286 OF SURVEYS AT PAGE 272, UNDER  
RECORDING NUMBER 20120322900003.
- RECORD OF SURVEY AS RECORDED IN BOOK 84 AT PAGE 70,  
UNDER RECORDING NUMBER 9112029015.
- CITY OF KIRKLAND LLA 15-XXXX.....

TOTAL SITE AREA: 20,493 S.F.  
TOTAL LOT AREA: 20,493 S.F.  
TOTAL DEDICATION AREA: 0 S.F.

BENCHMARKS

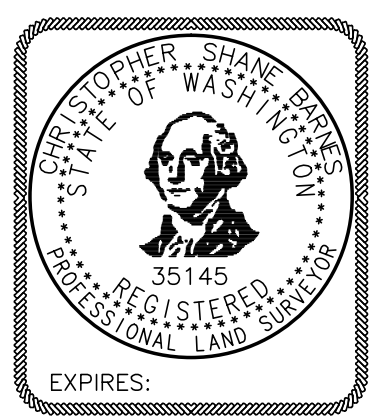
- ORIGINAL BM: COK VERT CONTROL POINT 98.  
FOUND 4"x4" CONC MON W/PUNCHED 1 1/2  
BRASS DISC IN CASE 0.9' BELLOW GRADE AT  
CL INTX OF LAKE WASHINGTON BLVD AND NE  
60TH ST.  
EL=31.08'
- TBM - A: 4"x4" CONC MON W/NAIL 0.01' ABOVE CONC  
IN CASE 1.1' BELLOW GRADE AT CL OF LAKE  
WASHINGTON BLVD  
ELEV. = 31.17'
- TBM - B: MAG NAIL IN ASPHALT 4.8' SW'LY OF CURB  
RETURN AT NE SIDE OF INTERSECTION OF LAKE  
WASHINGTON BLVD. AND 62ND ST.  
ELEV. = 31.37'

LEGEND

- SET 1/2" REBAR W/ 1-3/4" PLASTIC CAP  
STAMPED "MGA 32434/35145" (UNLESS OTHERWISE  
NOTED)

S. 1/4 CORNER SEC. 36, TWP. 26N., RGE. 4E., W.M. 4"x4"  
CONC MON WITH TACK SET 1.4' BELLOW GRADE, NO CASE.  
DESCRIPTION FROM WGS SURVEY DATAHOUSE DATA SHEET  
FOR POINT NO. 202. NOT VISITED FOR THIS SURVEY.  
N: 260128.1634  
E: 1293968.9311

SW1/4, SW1/4, SEC. 8, T. 25 N., R. 5 E., W.M.



SMALL PRELIMINARY SHORT PLAT  
PREPARED FOR:  
NORTHWEST OPP. FUND

10112 NE 110TH ST. KIRKLAND WA. 98033



**Mead Gilman & Assoc.**  
Professional Land Surveyors

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PHONE: (425) 486-1252 FAX: (425) 486-6108

DRAWN BY: CSB	DATE: 31, JULY 2015	JOB NO: 15083
CHKD BY: CSB	SCALE: 1" = 20'	SHEET: 2 OF 2